



*A GENEROUSLY SIZED 4 BEDROOM
DETACHED BUNGALOW*



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McEwan Fraser Legal is delighted to present this 4-bedroom detached bungalow in Maryburgh, Dingwall, with great views due to its elevated position.

There is updating and modernising required throughout the bungalow but the generous 121m² footprint gives you an ideal blank canvas to work with, there are great-sized rooms and an excellent layout.

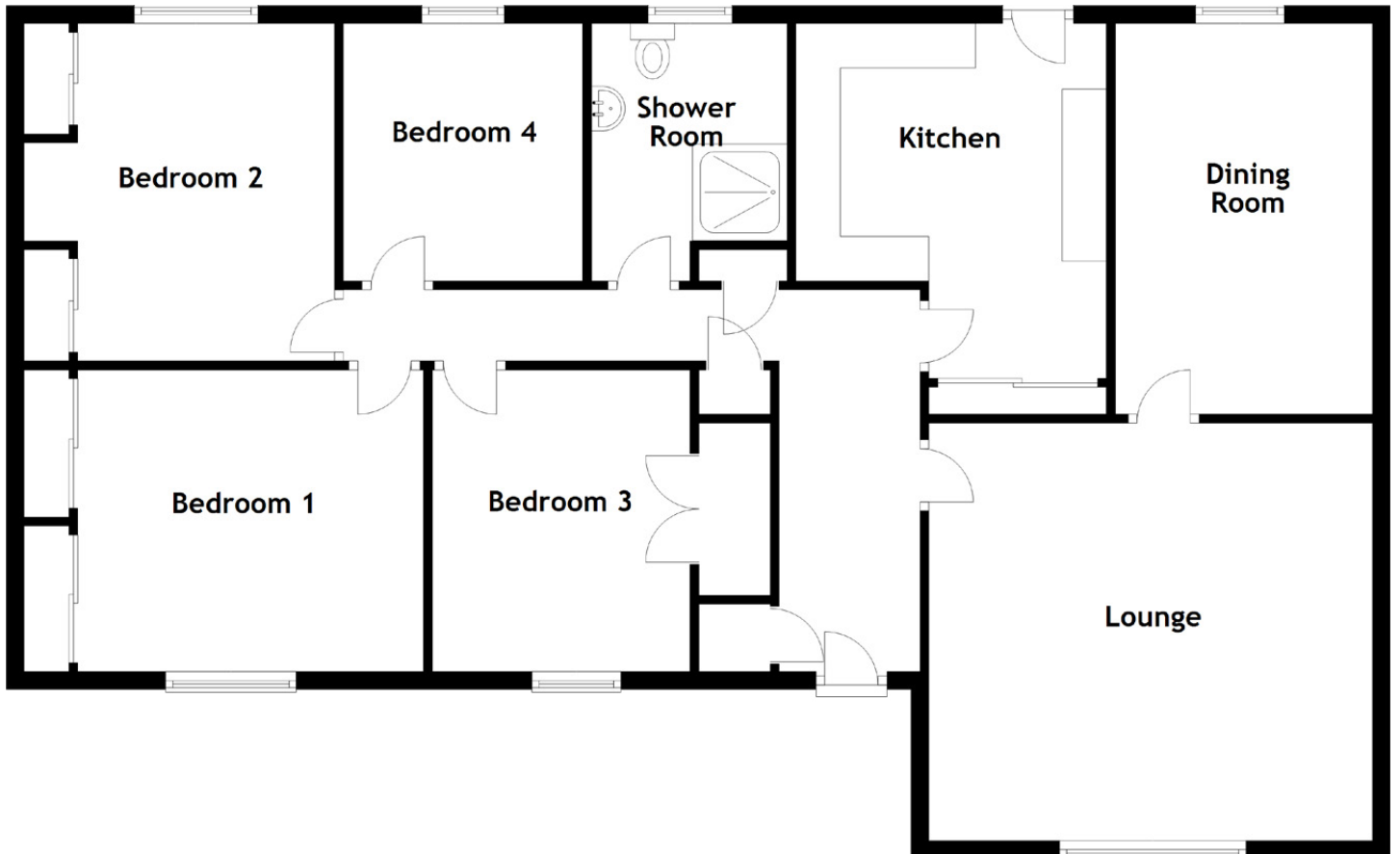
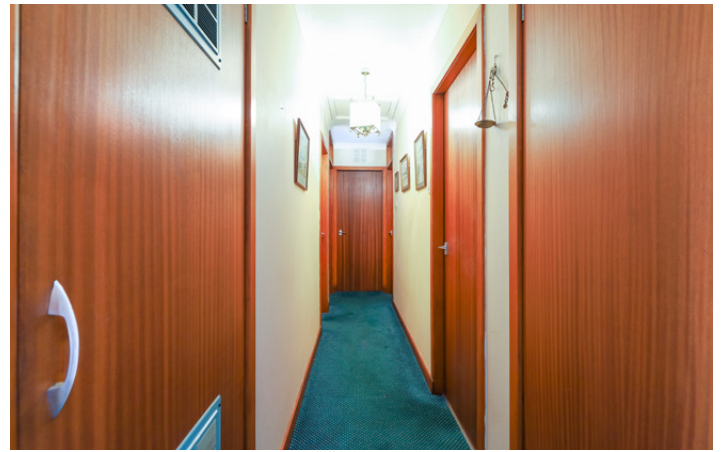
The property comprises of:

- Spacious living area with far-reaching views
- Formal dining room
- Kitchen with door to garden
- 3 double bedrooms all with fitted storage
- 1 smaller bedroom, currently used as an office
- Large shower room with walk in shower cubicle









Approximate Dimensions

(Taken from the widest point)

Lounge	5.00m (16'5") x 4.70m (15'5")	Bedroom 4	2.90m (9'6") x 2.70m (8'10")
Dining Room	4.40m (14'5") x 2.90m (9'6")	Shower Room	2.90m (9'6") x 2.20m (7'3")
Kitchen	4.00m (13'1") x 3.50m (11'6")	Gross internal floor area (m ²): 121m ²	
Bedroom 1	3.90m (12'9") x 3.40m (11'2")	EPC Rating: F	
Bedroom 2	3.80m (12'6") x 2.90m (9'6")		
Bedroom 3	3.40m (11'2") x 2.90m (9'6")		

In addition to this, the property includes a wrap-around garden that has a lovely secluded section to the rear corner, there is a driveway for 2 cars and also a single garage.



This is a rare opportunity acquire an excellent-sized bungalow with one-level accommodation in a fantastic location.

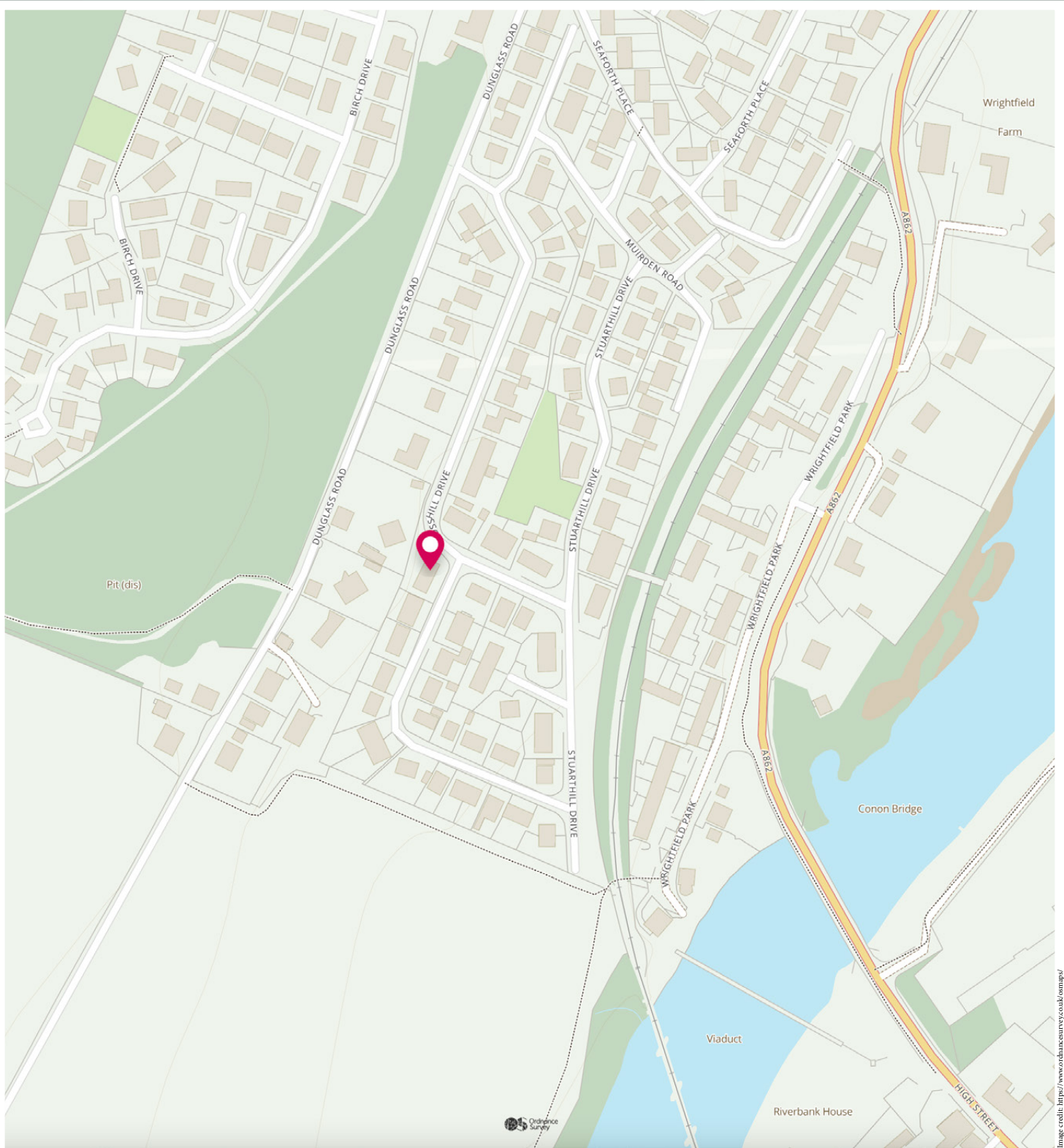




Grant Crescent is located in the Highland village of Maryburgh , 2 miles south of Dingwall, It is situated on the northern bank of the River Conon, The village of Conon Bridge is just on the other side of the river. The Scottish Highlands are a magnet to followers of outdoor pursuits with the rugged North-West often referred to as the last great wilderness in Europe and the area boasting some of the most beautiful beaches and mountains in Scotland. Dingwall in particular is convenient for access to this world-renowned outdoor playground.

Local amenities include a general store, a pharmacy, a café, a public house, take-away restaurants and a railway station. Conon Bridge Primary School is available for younger children and secondary schooling can be found in nearby Dingwall. Market shopping can also be found in Dingwall, or for a more comprehensive range of facilities, you are only a short drive in to Inverness, which is home to the Eastgate Shopping Centre and a selection of cafés, bars, restaurants, High Street shops, a Post Office, pharmacies and both bus and train stations. Inverness Airport is located at Dalcross approx. 7.5 miles east of Inverness with brilliant links to London Gatwick.





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Text and description
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